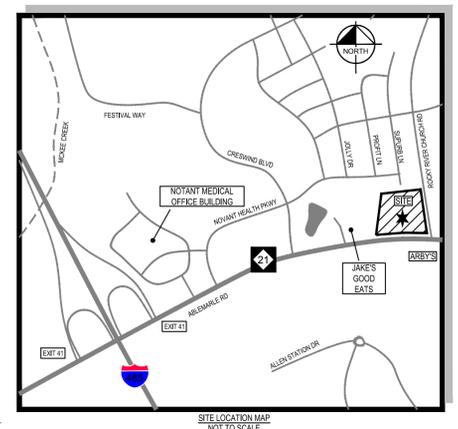
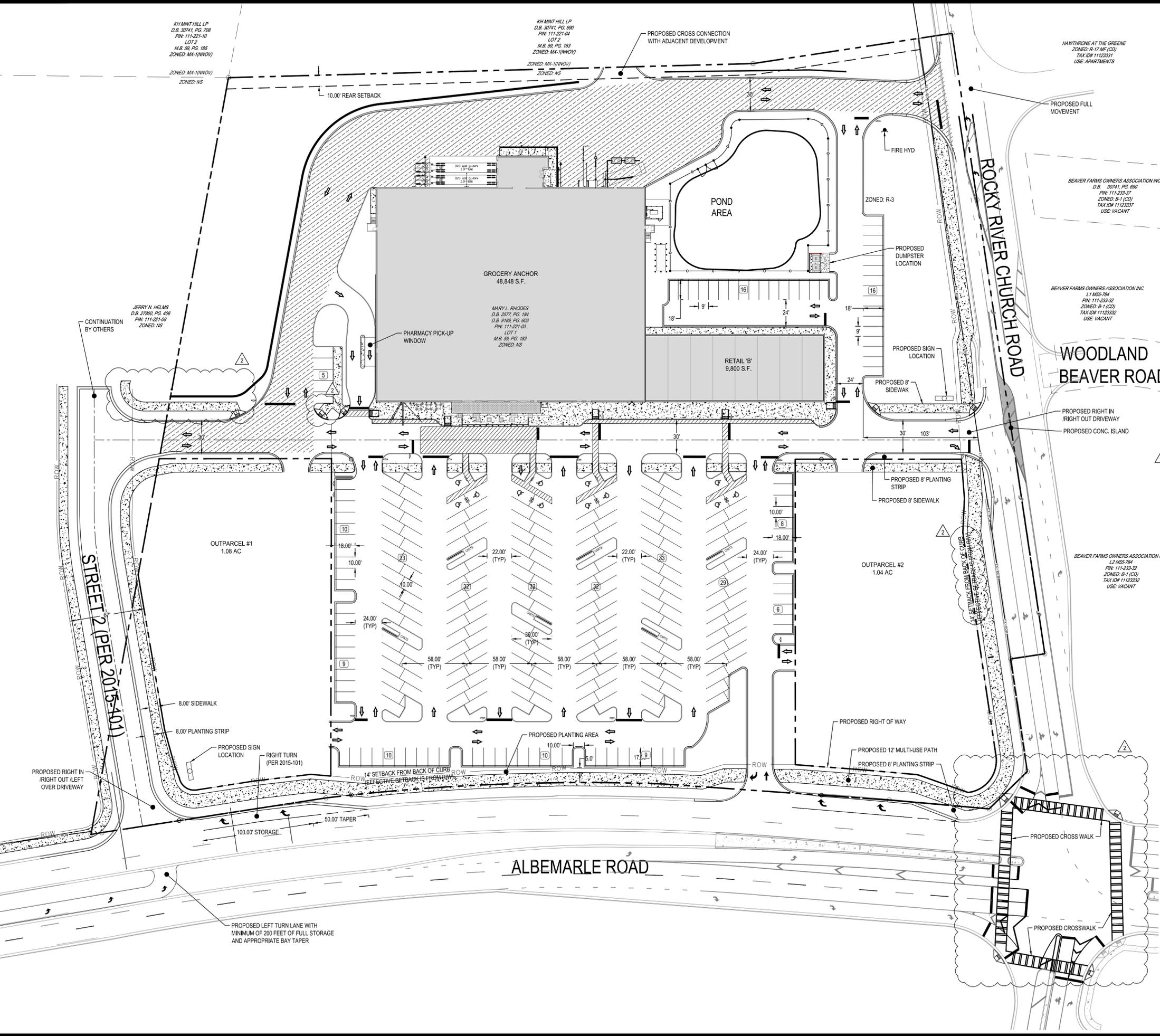


G:\NCA\Projects\Equinox\6312-02 - Albemarle Road\03 - DWG\PlanSheets\Rezoning\RZ-2 - REZONING PLAN.dwg Layout: RZ-2 Plotted: 4/9/2021 11:55:07 AM



REZONING SUMMARY

PETITIONER: ALBEMARLE PROPERTY INVESTORS, LLC
630 S. MAITLAND AVE., SUITE 100
MAITLAND, FL 32751
C/O AMY McCOOK

TAX PARCEL(S) ID: 11122103 & 11122105

PROPERTY OWNER (S): PARCEL 11122103
MARY L. RHODES
13849 BEATTIES FORD RD
HUNTERVILLE NC 28078

PARCEL 11122105
SQUARE A LAND HOLDINGS, LLC
11525 ROCKY RIVER CHURCH ROAD
CHARLOTTE NC 28215

ACREAGE: 11.24 ACRES

EXISTING ZONE: PARCEL 11122103: NS ZONE
PARCEL 11122105: R-3 ZONE

PROPOSED ZONING: NS (SPA), NS WITH 5 YEARS VESTED RIGHTS (PRIOR REZONING 2015-101 WILL BE AMENDED WITH THIS PETITION)

EXISTING USES: PARCEL 11122103: VACANT LAND
PARCEL 11122105: AN EXISTING INDUSTRIAL BUILDING

SETBACKS: 14' FROM BACK OF CURB
10' REAR SETBACK

PROPOSED USES: USED PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 75,000 SF OF GROSS FLOOR AREA OF RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), AND PERSONAL SERVICES USES AS ALLOWED IN THE NS ZONING DISTRICT. UP TO TWO (2) USES WITH ACCESSORY DRIVE-THROUGH WINDOWS AND UP TO ONE (1) USE WITH AN ACCESSORY PHARMACY PICK-UP WINDOW MAY BE CONSTRUCTED WITHIN THE DEVELOPMENT AREA.

FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,00 LBS. IT SHALL ALSO HAVE A TURN RADIUS OF 30' INSIDE AND 42' OUTSIDE. FOR BUILDINGS THAT ARE EQUIPPED WITH SPRINKLER SYSTEMS, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM. THE FDC SHALL BE LOCATED ON THE ADDRESS/ FRONT SIDE OF BUILDING. THE FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FROM ALL BUILDINGS.

MAX. BUILDING HEIGHT: BUILDING HEIGHTS WILL BE LIMITED TO A MAXIMUM OF FOUR (4) STORIES AND 60 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING REQUIRED: AS DEFINED BY THE ORDINANCE

STORMWATER: AS REQUIRED BY THE ORDINANCE

*SEE SHEET RZ-3.0 FOR REZONING DEVELOPMENT STANDARDS

BEAVER FARMS OWNERS ASSOCIATION INC.
D.B. 30741, PG. 680
LOT 2
M.B. 59, PG. 183
ZONED: MK-1(NNOV)
ZONED: NS

KH MINT HILL LP
D.B. 30741, PG. 708
PIN: 111-221-01
LOT 2
M.B. 59, PG. 185
ZONED: MK-1(NNOV)
ZONED: NS

MARY L. RHODES
D.B. 2677, PG. 184
D.B. 9189, PG. 803
PIN: 111-221-03
LOT 1
M.B. 59, PG. 183
ZONED: NS

JERRY W. HELMS
D.B. 2789, PG. 406
PIN: 111-221-08
ZONED: NS

HAWTHORNE AT THE GREENE
ZONED: R-17 MF (CD)
TAX ID# 11123331
USE: APARTMENTS

BEAVER FARMS OWNERS ASSOCIATION INC.
D.B. 30741, PG. 680
PIN: 111-233-37
ZONED: B-1 (CD)
TAX ID# 11123332
USE: VACANT

BEAVER FARMS OWNERS ASSOCIATION INC.
L1 MS-784
PIN: 111-233-37
ZONED: B-1 (CD)
TAX ID# 11123332
USE: VACANT

BEAVER FARMS OWNERS ASSOCIATION INC.
L2 MS-784
PIN: 111-233-32
ZONED: B-1 (CD)
TAX ID# 11123332
USE: VACANT

ALBEMARLE ROAD RETAIL

ALBEMARLE PROPERTY INVESTORS, LLC

630 S. MAITLAND AVE., SUITE 100
MAITLAND, FL 32751

REZONING PLAN

NOT FOR CONSTRUCTION

FILE NUMBER: 6312-02

DATE: 10/19/2020

RZ-2

811
Know what's below.
Call before you dig.

SCALE: 1" = 40'

REV	DATE	DESCRIPTION
01	04/09/2021	UPDATED REZONING PLANS
02	02/02/2021	FOR SUBMITTAL - REZONING COMMENTS

DESIGNED BY: DMH
DRAWN BY: DMH
REVIEWED BY: ECH

BCE
1111 METROPOLITAN AVE., SUITE 250
CHARLOTTE, NC 28204
www.bceinc.com
NC LICENSE #C-4387

ALBEMARLE ROAD RETAIL
ALBEMARLE PROPERTY INVESTORS, LLC
630 S. MAITLAND AVE., SUITE 100
MAITLAND, FL 32751

REZONING PLAN

NOT FOR CONSTRUCTION

FILE NUMBER: 6312-02

DATE: 10/19/2020

RZ-2

